**LOT 1 UNIT 3 THREE RIVERS ESTATE**
797-735, 906-1893, DC 906-1892,

**HEAD JUSTIN**
851 SE 11TH PL
WILLISTON, FL 32696

**2026**

**00-00-00-00588-001**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 100000.03 1.00/ | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| | | | | | |
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

840 SW IOWA DR, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/13/2025 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 22,500 |
| TOTAL MARKET VALUE | 22,500 |
| SOH/AGL Deduction | 4,350 |
| ASSESSED VALUE | 18,150 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 18,150 |
| TOTAL JUST VALUE | 22,500 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 22,500 |

SALE:2:1: SALE NOT IN LINE

SALE:1:1: WD REPLACING AGREEMENT

LAND:1:1: LOW LYING LOT,

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 35607 | PUMP/UTPOL | 50 | 07/27/2017 |
| | | | |
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1336/1458 | 5/03/2017 | WD | Q | V | 01 | 14,000 |
| GRANTOR: THOMAS E & ROSALIE RI | | | | | | |
| GRANTEE: JUSTIN HEAD | | | | | | |
| 0906/1893 | 7/05/2000 | WD | Q | V | 03 | 5,000 |
| GRANTOR: JAMES O & CAROLE B PE | | | | | | |
| GRANTEE: THOMAS E & ROSALIE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## LAND DESCRIPTION

TOTAL OB/XF 0

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0020 | C | VAC/WATER | 0 | | 00 | 0.00 | 0.00 | 100.00 | FF | | 1.00 | 1.00 | 0.30 | 750.00 | 225.00 | 22,500 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 05/13/2025 BY MLU Total Acres: 0.00 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 04/10/2026 BY SYS